

MINUTES

**Baltimore County Planning Board Meeting,
October 17, 2013**

Contents

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Review of today's agenda

Minutes of the September 19, 2013 meeting

Item for introduction

1. Chestnut Ridge- Out of Cycle Zoning Reclassification – Documented Site Plan

Item for introduction, discussion, and vote

2. Development in an M.R. Zone – *6159 Edmondson Avenue*

Other business

3. Legislation of interest to the Planning Board:
 - Bill 47-13 – The 2013-2014 Capital Budget – Major Maintenance
 - Bill 48-13 – Bicycle Parking
 - Resolution 92-13 - Application/receipt of financing - Community Legacy Project - The Battlefield District Infrastructure Project

Adjournment of the Board meeting

Public Meeting
by the
Baltimore County Planning Board**

Call to order, introduction of Board members, remarks on procedures by Chairman, and presentation by staff

***Capital Improvement Program
Citizen Input Meeting***

**Comments by citizens

Adjournment of Public Hearing

Appendices

Appendix A	Tentative Agenda
Appendix B	Minutes of the September 19, 2013 Planning Board Meeting
Appendix C	Chestnut Ridge Amended Petition (Letter), and Board of Appeals Sign Posting Confirmation and Notice of Hearing
Appendix D	M.R. Zone Development – Applicant’s Site Plan and Cover Letter and Staff’s Presentation
Appendix E	Legislation of Interest to the Planning Board
Appendix F	Capital Improvement Program Booklet

Minutes
October 17, 2013

Call to order, introduction of Board members, remarks on procedures by Chairman, and presentation by staff

Chairman N. Scott Phillips called the meeting of the Baltimore County Planning Board to order at 4:03 p.m. The following members were:

Present

Mr. N. Scott Phillips
Mr. Paul Miller
Mr. Scott Jenkins
Mr. Eric Lamb
Ms. Nancy Hafford
Mr. Mark Schlossberg
Mr. Jonathan Herbst
Mr. Howard Perlow
Mr. Wayne C. McGinnis

Absent

Mr. Randy Thompson
Mr. John Polek
Mr. Jeffrey Gordon
Mr. Rainier C. Harvey, Sr.
Mr. Gerard J. Wit
Mr. Scott Holupka

County staff present included Andrea Van Arsdale, Jeff Mayhew, Curtis Murray, Lynn Lanham, Janice Graves, Kathy Schlabach, Jessie Bialek, Donnell Zeigler, and Dave Green from the Department of Planning.

Review of today's agenda

There were no changes to the Tentative Agenda as published, which is filed as Appendix A.

Minutes of the September 19, 2013 meeting

Mr. Schlossberg moved to accept the Minutes of the September 19, 2013 meeting as circulated. Mr. Herbst seconded the Motion, which unanimously passed at 4:04 p.m. Absent was Messers. Thompson, Polek, Gordon, Harvey, Sr., Wit, and Holupka.

A copy of the September 19, 2013 approved Minutes are filed as Appendix B.

Item Introduction

1. **Chestnut Ridge- Out of Cycle Zoning Reclassification – Documented Site Plan**

Mr. Phillips advised the Board of the agenda item before them. The subject reclassification petition was previously before the Planning Board on June 6, 2013 for introduction and to schedule a Public Hearing. At the June 20, 2013 Public Hearing, the Planning Board received a staff presentation and heard testimony from persons interested in the reclassification. On July 18, 2013, the Planning Board voted on the proposed Chestnut Ridge – out of cycle zoning reclassification.

Mr. Phillips invited Ms. Bialek, Sector Planner to introduce the proposed reclassification that was back before the Board.

Ms. Bialek iterated Mr. Phillips' previously noted remarks and also explained why the proposed project is before the Board again. Ms. Bialek explained that the petitioner desires to amend the petition by

presenting a documented site plan to the Board of Appeals. Because the petitioner is amending the request, the Board of Appeals will refer the amended request back to the Planning Board. The Board will need to hold another public hearing for testimony regarding the reclassification and documented site plan. Subsequently the Board will make a recommendation which will be forwarded to the Board of Appeals.

Ms. Bialek further explained for reasons of clarification, that the difference between this petition and the amended petition to come before the Board is a documented site plan. A documented site plan shows how the land will be used under the requested RC 5 zoning. The undocumented site plan previously voted on by the Board on July 18, 2013 did not indicate a proposed land-use or site plan.

Mr. Phillips advised the Board that Ms. Bialek will provide the Board with information regarding the documented site plan and answer any questions that the Board may have at the next meeting. Mr. Phillips called for a motion to set a public hearing for November 7, 2013 at 5:00 p.m.

Mr. Miller moved that a Public Hearing be set for Thursday, November 7, 2013 at 5 p.m. regarding the staff report, recommendations, and public comments about the Chestnut Ridge Cycle Zoning Reclassification and accompanying documented site plan. Mr. Schlossberg seconded the Motion, which unanimously passed at 4:10 p.m. Absent were Messers. Thompson, Polek, Gordon, Harvey, Sr., Wit, and Holupka.

2. Development in an M.R. Zone – 6159 Edmondson Avenue

Mr. Phillips advised that the next agenda item was 6159 Edmondson Avenue – Development in an M.R. Zone for introduction, discussion, and vote.

Mr. Phillips invited Mr. Zeigler to provide the Board with a report on the 6159 Edmondson Avenue development in an M.R. zone.

Mr. Zeigler gave a power point presentation explaining that Catonsville Development Group, LLC (the applicant) is proposing to improve the property at 6159 Edmondson Avenue and re-use the existing building for two separate uses. More than half of the existing building will be used for Mechanical Engineering's commercial facility and headquarters. The remainder of the building will be used for an indoor recreational field.

On September 25, 2013, the applicant submitted a site plan and cover letter requesting review per Section 240.3 of the Baltimore County Zoning Regulations of the subject site and associated improvements. The package included an interior layout of the existing building, a few photographs of the subject property and existing buildings, and four additional copies of the proposed site plan.

The applicant has indicated that all buildings on the subject site are existing structures. The proposal consists of interior alterations and proposed new uses. Additionally, landscaping shown on the site plan has been approved by Baltimore County.

The subject property is zoned M.R., M.L.R, and DR 5.5. The applicant is also seeking a Special Exception before the Administrative Law Judge of Baltimore County to permit a commercial recreational field to be partially located in the M.L.R zoned portion of the site.

Mr. Zeigler also explained that before the Zoning Commissioner (Administrative Law Judge) can determine final action on the plan for 6159 Edmondson Avenue, the plan is required to come before the Planning Board. The Board has 30 (calendar) days from receipt of the plan by the Department of Planning to "file its written report of recommendation and decision with the Administrative Law Judge, including any recommended conditions of approval." The aforementioned requirements are specified in the Baltimore County Zoning Regulations; Section 240.3. Procedure for use of an existing M.R. Zone.

Following Mr. Zeigler's presentation, the Board entered into discussion of the project and review process. Many Board members expressed their support of the project and opined that the proposed indoor

recreational field and offices would be an improvement over the existing structure on site. Board members also expressed a desire to have this type of indoor recreational land use in their individual communities. Mr. Phillips called for a vote.

Mr. Miller moved that the Baltimore County Planning Board recommends to the Zoning Commissioner (Administrative Law Judge) of Baltimore County that the proposed development and site improvements located at 6159 Edmondson Avenue be approved, subject to the additions of the sidewalk along the northern property line as recommended in the Western County pedestrian and Bicycle Access Plan. Mr. Lamb seconded the Motion, which unanimously passed at 4:32 p.m. Absent were Messers. Thompson, Polek, Gordon, Harvey, Sr., Wit, and Holupka.

A copy of the M.R. Zone Development – Applicant’s Site Plan and Cover Letter and Powerpoint Presentation is filed as APPENDIX C.

Other Business

3. Legislation of interest to the Planning Board

Mr. Murray advised the Board that there were three County Council legislative actions since the last Planning Board meeting that may be of interest to the Board. The following are the legislative items of interest:

1. Bill 47-13 – The 2013-2014 Capital Budget – Major Maintenance
2. Bill 48-13 – Bicycle Parking
3. Resolution 92-13 - Application/receipt of financing - Community Legacy Project - The Battlefield District Infrastructure Project

A copy of the Legislation of Interest to the Planning Board is filed as APPENDIX D.

Adjournment of the Board Meeting

Mr. McGinnis moved to adjourn the Board meeting. Mr. Miller seconded the motion which, at 4:38p.m. unanimously passed. Absent were Messers. Thompson, Polek, Gordon, Harvey, Sr., Wit, and Holupka.

Public Meeting
by the
Baltimore County Planning Board**

Call to order, introduction of Board members, remarks on procedures by Chairman, and presentation by staff.

***Capital Improvement Program
Citizen Input Meeting***

Call to order, introduction of Board members, and remarks on procedures by Chairman.

The Citizen Input Meeting on the CIP was called to order at 5:00 p.m. by CIP Committee Chairman Jonathan Herbst. Requested agency representatives in attendance were the Police Department, the Fire Department, the Department of Recreation and Parks, the Department of Planning, the Department of

Economic Development, the Department of Public Works, the Department of Aging, Department of Environmental Protection and Sustainability and the Baltimore County Public Library.

A final bound version of the Capital Budget, Supporting Detail, Fiscal Year 2014, Capital Program, Fiscal Years 2015 through 2019, adopted May 23, 2013 was distributed to Board members and is filed as Appendix F.

Mr. Herbst stated that the intent of the meeting is to give citizens the opportunity to express their concerns related to the capital budget and program as the Board formulates its recommendations. Ms. Kathy Schlabach presented a brief overview of the Capital Improvement Program in Baltimore County, defining various terms, describing the legal basis and outlining the review process. A copy of her presentation is also filed as Appendix F.

The remainder of the Community Input Meeting consisted of numerous comments and concerns expressed by the citizens of Baltimore County.

After the last registered speaker addressed the committee, Mr. Herbst made a few closing remarks and concluded the Input Meeting

Adjournment of Public Hearing

Cjm

APPROVED 11/7/2013 – CJM